BOARD OF ZONING APPEALS

CITY OF MILWAUKEE

REGULAR MEETING - May 6, 1999 City Hall, Common Council Committee Room 301-B

MINUTES

PRESENT: Chairman: Craig H. Zetley (voting on items 1-52)

Members: Scott R. Winkler (voting on items 1-52) Henry P. Szymanski (voting on items 1-52)

Catherine M. Doyle (voting on items 1-52)

Alt. Board Members: Donald Jackson (voting on items 39-52)

Georgia M. Cameron (voting on items 1-38)

ABSENT: Danny L. Iverson

Start time: 2:04 p.m. End Time: 4:31 p.m.

Item Number	Case No. <u>Type</u>	<u>Description</u>	Location (Ald. District)
1	22121 Re-submission Adjourned	James R. Minelli, Property Owner d/b/a Minelli's Brake & Auto Service	350 N. Plankinton Ave. (12th)
	,	Request for a re-submission of an application to construct a car wash addition to the existing service station.	Ayes: 4 Nays: 0
			Abstain: 1 C. Zetley

Board member Henry P. Szymanski moved to adjourn the appeal. Seconded by Scott R. Winkler.

Case No.		Location
Item Number Type	<u>Description</u>	(Ald. District)
2 22084 Dimensional Variance Granted 20 yrs.	C.H. Coakley & Co., Property Owner By: Dan Pomeroy, Agent Request to install an off-premise advertising sign.	3742 W. Wisconsin Ave. (16th) Ayes: 4
		Nays: 0 Abstain: 1 C. Zetley

Scott R. Winkler moved to grant the appeal. Seconded by Henry P. Szymanski.

Conditions as recorded below and in the decision of the Board:

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- 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
- 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
- 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
- 4. That this Variance is granted for a period of twenty (20) years, commencing with the date hereof.

Ave.

This item was adjourned at the request of the applicant and will be rescheduled for the next available hearing date.

4	22086	Overland Transportation System, Inc.	5282 S. 13th St.
	Special Use	Quast Transfer, Property Owner	(13th)
	Adjourned	By: David Daniel	
			Ayes:
		Request to construct a 60' x 199' addition to the	
		existing truck terminal.	Nays:

Abstain:

Abstain:

This item was adjourned at the request of the petitioner and will be rescheduled for the next available hearing date.

Item Nui	Case No. mber <u>Type</u>	Description	Location (Ald. District)
5	22205 Change of Operator Granted	Patrick A. Cain, Lessee d/b/a Pulo's Pizza Request for a Change of Operator to continue occupying the premises as a Type "B" restaurant.	1408 W. Windlake Ave./ 1412-16 W. Lincoln Ave. (12th) Ayes: 4 Nays: 0 Abstain: 1 C. Zetley
	Board member Henr Scott R. Winkler.	ry P. Szymanski moved to grant the request for a Char	nge of Operator. Seconded by
6	22241 Ext. of Time Granted 6 mo.	Dewayne Ross, Lessee d/b/a D & R Auto Repair Request for an extension of time to obtain permits to occupy the premises as a motor vehicle repair center.	245 E. Keefe Ave. (6th) Ayes: 4 Nays: 0 Abstain: 1
	Board member Henr	ry P. Szymanski moved to grant the appeal. Seconded	C. Zetley
	204.6	y 2 - 525 manusia mo , ed to grant the appear. Seconder	7 67 82 610 111 W. MARIOZZ
7	21911 Special Use Dismissed	Suhail Sarsour, Lessee d/b/a Reliable Money Order Co.	2679 N. Holton St. (6th)
		Request to occupy premises as a currency exchange facility.	Ayes: 4
			Nays: 0
			Abstain: 1 C. Zetley
	Henry P. Szymanski	moved to dismiss the request. Seconded by Scott R.	•
8	22216 Use Variance Dismissed	Robert A. Johnson, Property Owner	1532-34 N. Jackson St. (3rd)
	_ =====================================	Request to occupy the premises as a parking lot.	Ayes: 4
			Nays: 0
			Abstain: 1

C. Zetley

Item Number	Case No. <u>Type</u>	Description	Location (Ald. District)
9	22217 Use Variance Dismissed	Wisconsin Correctional Foundation, Prospective Buyer By: Dale Ormond	3106 W. Vliet St. (4th)
	213111 00 0	Request to occupy the premises as an office.	Ayes: 4
		request to occupy the premises as an office.	Nays: 0
			Abstain: 1 C. Zetley

Henry P. Szymanski moved to dismiss the request. Seconded by Scott R. Winkler.

10	22210	Wee Peoples Dream World Day Care Center,	5244 N. 35th St.
	Special Use	Property Owner	(9th)
	Granted 10 yrs.	By: Wanda Newton	
			Ayes: 4
		Request to extend the hours of operation to 6:00 a.m. to 12:00 a.m. for the existing day care.	Nays: 0
			Abstain: 1
			C . Zetley

- 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
- 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
- 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
- 4. That all conditions of Decision No. 19680 are complied with in every respect except as otherwise amended herein.
- 5. That the outdoor play area is not used after 7:00 p.m.
- 6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.

Item Number	Case No. <u>Type</u>	Description	Location (Ald. District)
	22191 onal Variance ranted 10 yrs.	Azteca Restaurant, Inc., Prospective Buyer By: Jose Zarate	816-18 S. 5th St. (12th)
Gi	anted 10 yrs.	Request to construct an addition to the existing	Ayes: 4
		restaurant to increase from approximately 35 to 99 occupants with no offstreet parking, 6 spaces required; also add patio seating.	Nays: 0
			Abstain: 1 C. Zetley

Conditions as recorded below and in the decision of the Board:

- 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
- 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
- 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
- 4. That this Variance is granted for a period of ten (10) years, commencing with the date hereof.

12	22201	David L. Jankowski, Property Owner	5840 S. 20th St.
	Dimensional Variance Adjourned		(13th)
	J	Request to divide the existing property into two	Ayes:
		parcels.	Nays:
			Abstain:

This item was adjourned at the request of an interested party and will be rescheduled for the next available hearing date.

Item Number	Case No. <u>Type</u>	<u>Description</u>	Location (Ald. District)
13	22155	KRI, LLC, Lessee	6039 S. Howell Ave.
	Special Use	By: Kevin O'Callaghan	(13th)
	Granted 10 yrs.	Degrees to account the manifest for retail cales of	Arrage 4
		Request to occupy the premises for retail sales of motor vehicles.	Ayes: 4
			Nays: 0
			Abstain: 1 C. Zetley

- 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
- 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
- 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
- 4. That all portable signage is removed from the setback area.
- 5. That no vehicles for sale or rent are to be displayed or parked in any street right-of-way, on the front lawn, or any other unpaved area on site.
- 6. That no more than four vehicles for sale are to be displayed at any time, as indicated on the site plan.
- 7. That landscaping and screening plans are submitted for the used car display area along S. Howell Avenue that meet the intent of s.295-75.
- 8. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.

Item Number	Case No. <u>Type</u>	<u>Description</u>	Location (Ald. District)
14	22239 Special Use	Scott R Clementz, Prospective Buyer	3620 S. Clement Ave. (14th)
	Granted 10 yrs.	Request to occupy premise as a storage and sales facility for meat products.	Ayes: 4
			Nays: 0
			Abstain: 1 C. Zetley

Conditions as recorded below and in the decision of the Board:

- 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
- 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
- 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
- 4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.

George Buresh & Erich Krueger, Property	2828-30 S. Linebarger Tr.
Owners	(14th)
By: George W. Buresh	
	Ayes: 4
Request to convert the third floor level from storage space to habitable space used in conjunction with the second floor dwelling unit.	Nays: 0
	Abstain: 1
	C. Zetley
	By: George W. Buresh Request to convert the third floor level from storage space to habitable space used in

Board member Henry P. Szymanski moved to grant the appeal. Seconded by Scott R. Winkler.

Conditions as recorded below and in the decision of the Board:

15

- 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
- 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
- 3. That the petitioner build in accordance with plans as submitted to the Board.
- 4. That this variance is granted to run with the land.

Item Number	Case No. <u>Type</u>	<u>Description</u>	Location (Ald. District)
16	22214	Suzanne Maholias, Property Owner	11400 W. Silver Spring Rd.
	Special Use Granted	d/b/a Camelot Banquet Rooms, Inc.	(15th)
		Request to construct volleyball courts as accessory use to tavern.	Ayes: 4
		accessory ase to tavern.	Nays: 0
			Abstain: 1 C. Zetley

- 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
- 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
- 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
- 4. That site illumination is to be controlled to prevent glare onto adjacent streets.
- 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.

Item Number	Case No. <u>Type</u>	<u>Description</u>	Location (Ald. District)
17	22192 Special Use	Paratech Ambulance Service, Inc., Prospective Buyer	9401 W. Brown Deer Rd. (15th)
	Granted 10 yrs.	By: Richard Romanshek	
		Request to occupy the premises as an ambulance	Ayes: 4
		service.	Nays: 0
			Abstain: 1
			C. Zetley

Conditions as recorded below and in the decision of the Board:

- 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
- 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
- 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
- 4. That the closed driveway is landscaped and screened in a manner that is consistent with the existing landscaping along West Brown Deer Road.
- 5. That all landsacaping is maintained in accordance with the intent of s.295-75.
- 6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.

18 22207 JR's Towing & Auto Service Inc., Lessee 8617 W. Kaul Ave.
Use Variance & Special Use By: John LaPlante (15th)
Adjourned

Request to occupy the premises as an auto repair facility with wholesale auto sales & exterior stroage of autos for salvage.

This item was adjourned at the request of the alderman and will be rescheduled for the next available hearing date.

Abstain:

This item was adjourned at the request of the Department of Public Works and will be rescheduled for the next available hearing date.

Item Number	Case No. <u>Type</u>	<u>Description</u>	Location (Ald. District)
20	22163 Special Use Adjourned	Betty's Community Day Care, Lessee By: Betty E. Mills	4006 N. 42nd St. (1st)
	Š	Request to occupy the premises as a day care for 10 children, ages 6 weeks to 18 months, from 8:00 AM to 5:00 PM, Monday through Friday.	

This item was adjourned at the request of an interested party and will be rescheduled for the next available hearing date.

21	Special Use	Family Dollar Stores of Wis., Inc., Sub-Lessee By: C. Brunjes & J. D. Triskett	2601 W. Hampton Ave. (1st)
	Granted 10 yrs.	Request to occupy the premises as a general retail store.	Ayes: 4
			Nays: 0
			Abstain: 1
			C. Zetley

Board member Henry P. Szymanski moved to grant the appeal. Seconded by Scott R. Winkler.

- 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
- 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
- 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
- 4. That pavement markings delineating all parking stalls are restored and maintained as defined on the site plan.
- 5. That supplamental signing and pavement markings denoting the required one-way traffic circulation pattern through the site are restored and maintained.
- 6. That the appellant landscapes the site according to the "planting option" dated March 17, 1999.
- 7. That site illumination is to be controlled to prevent glare onto adjacent streets and residences.
- 8. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.

Item Number	Case No. <u>Type</u>	Description	Location (Ald. District)
22	22230 Variance Granted	Myron Davis, Property Owner Request to build garage on premise.	4563 N. 37th St. (1st)
	Granted	Request to build garage on premise.	Ayes: 4
			Nays: 0
			Abstain: 1 C. Zetley

- 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
- 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
- 3. That the petitioner build in accordance with plans as submitted to the Board.
- 4. That this variance is granted to run with the land.

Item Number	Case No. <u>Type</u>	<u>Description</u>	Location (Ald. District)
23	22195 Special Use	Auto Solutions, Lessee By: Eric C. Streff	2845 W. Stark St. (1st)
	Granted 10 yrs.	Request to occupy the premises for retail sales of used automobiles.	Ayes: 4
		used automobiles.	Nays: 0
			Abstain: 1 C. Zetley

- 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
- 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
- 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
- 4. That no display, storage or repair of vehicles occurs in the public right-of-way.
- 5. That no vehicles are parked or displayed on site in any manner that would obstruct the movement of traffic through the driveway.
- 6. That no more than six vehicles are displayed for sale on site, as indicated on the site plan.
- 7. That a raised barrier is installed between the parking lot and the sidewalk to prevent vehicles from being parked in, or otherwise encroaching into the sidewalk area.
- 8. That landscaping and screening meeting the intent of s.295-75 must be provided.
- 9. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.

Item Number	Case No. <u>Type</u>	<u>Description</u>	Location (Ald. District)
24	22125	Jacob Oyelowo, Lessee	4900 N. Hopkins St.
	Special Use	d/b/a Central Auto	(1st)
	Granted 10 yrs.	Request to continue occupying the premises for	Ayes: 4
		motor vehicle sales and repair.	11,00.
			Nays: 0
			Abstain: 1
			C. Zetley
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Henry P. Szymanski moved to grant the appeal. Seconded by Scott R. Winkler.

- 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
- 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
- 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
- 4. That the western driveway on W. Stark St. and the southern driveway on N. Hopkins St. are removed, with curb, gutter and sidewalk restored as required by City ordinance.
- 5. That all abandoned vehicles and trailers are removed from the site.
- 6. That the car wash sign is removed from the building.
- 7. That all conditions of Decision No. 20549 are complied with in every respect except as otherwise amended herein.
- 8. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.

Item Number	Case No. <u>Type</u>	<u>Description</u>	Location (Ald. District)
25	22234	Edward Rasper, Property Owner	7512 W. Carmen Ave.
Dimensio	onal Variance Granted	Request to construct a 22' x 24' frame garage.	(2nd)
			Ayes: 4
			Nays: 0
			Abstain: 1 C. Zetley

Conditions as recorded below and in the decision of the Board:

- 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
- 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
- 3. That the petitioner build in accordance with plans as submitted to the Board.
- 4. That this variance is granted to run with the land.

26	22222 Variance Granted	Harold and Lynn Taylor, Property Owner By: Harold Taylor	3759 N. 56th St. (2nd)
		Request to obtain a permit to construct a 24'x30' garage.	Ayes: 4
			Nays: 0
			Abstain: 1 C. Zetlev

Board member Henry P. Szymanski moved to grant the appeal. Seconded by Scott R. Winkler.

- 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
- 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
- 3. That the petitioner build in accordance with plans as submitted to the Board.
- 4. That this Variance is granted to run with the land.

Item Number	Case No. <u>Type</u>	<u>Description</u>	Location (Ald. District)
27	22213 Special Use Adjourned	Classic Motorcycle Wrenchworks, Inc., Lessee a/k/a The Shop By: Tim Schneider Request to occupy the premises as a motor cycle repair center.	910 E. Land Pl. (3rd)

This item was adjourned at the request of an interested party and will be rescheduled for the next available hearing date.

28	22240	Doug Skinner, Property Owner	2751 N. Prospect Ave.
	Dimensional Variance		(3rd)
	Granted	Request to occupy the 3rd floor attic in	
		conjunction with the other floors (not a separate unit).	Ayes: 4
		,	Nays: 0
			Abstain: 1
			C. Zetley

Board member Henry P. Szymanski moved to grant the appeal. Seconded by Scott R. Winkler.

- 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
- 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
- 3. That the petitioner remodel in accordance with plans as submitted to the Board.
- 4. That this Variance is granted to run with the land.

Item Number	Case No. <u>Type</u>	<u>Description</u>	Location (Ald. District)
29	22229	Lutheran Social Services of Wisconsin and	1828 E. Newberry Blvd.
	Variance	Upper Michigan Inc., Property Owner	(3rd)
	Granted 10 yrs.	By: Elizabeth T. Bolt, Vice President	
			Ayes: 4
		Request to continue occupying the premises as a	
		CLA within 2500 ft. of another.	Nays: 0
			Abstain: 1 C. Zetley

- 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
- 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
- 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
- 4. That all conditions of Decision No. 21012 are complied with in every respect except as otherwise amended herein.
- 5. That this Variance is granted for a period of ten (10) years, commencing with the date hereof.

Case No.

Henry P. Szymanski moved to grant the appeal. Seconded by Scott R. Winkler.

- 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
- 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
- 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
- 4. That all conditions of Decision No. 20643 are complied with in every respect except as otherwise amended herein.
- 5. That this Special Use and Variance is granted for a period of ten (10) years, commencing with the date hereof.

Item Number	Case No. <u>Type</u>	<u>Description</u>	Location (Ald. District)
31	22211 Special Use	Maria N. Enriquez, Lessee d/b/a Enriquez Auto Service	2236 W. Forest Home Ave. a/k/a 2194 S. Muskego Ave.
	Granted 10 yrs.	Request to occupy the premises as a motor	(8th)
		vehicle repair facility.	Ayes: 4
			Nays: 0
			Abstain: 1 C. Zetley

- 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
- 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
- 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
- 4. That landscaping and screening is updated to meet the intent of s.295-75.
- 5. That no disabled vehicles or parts are to be stored outside.
- 6. That all repair work is to be conducted inside of the building.
- 7. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.

Item Number	Case No. <u>Type</u>	<u>Description</u>	Location (Ald. District)
32 Dimension	22146 al Variance Granted	Helen M. Blazewicz, Property Owner Request to permit the garage to encroach into the	2661 S. 7th St. (8th)
		north side setback by 8.4 inches.	Ayes: 4
			Nays: 0
			Abstain: 1 C. Zetley

Conditions as recorded below and in the decision of the Board:

- 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
- 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
- 3. That the petitioner build in accordance with plans as submitted to the Board.
- 4. That this variance is granted to run with the land.

33	22165	Church of the Good Hope, Inc., Property Owner	8700 W. Good Hope Rd.
	Dimensional Variance Adjourn	By: James E. Theselius, Pastor	(9th)
		Request to install an 80 sq. ft. double-faced illuminated ground sign.	Ayes:
			Nays:
			Abstain:

Board member Henry P. Szymanski moved to adjourn the appeal at the request of the Department of City Development. Seconded by Georgia M. Cameron.

34	22175 Special Use Denied	"MIXED", Prospective Buyer By: Michael Jost	736-38 S. 3rd St. (12th)
		Request to occupy the premises as a tavern (1st floor tavern, basement storage).	Ayes: 4
			Nays: 0
			Abstain: 1
			C. Zetley

Board member Henry P. Szymanski moved to deny the appeal. Seconded by Georgia M. Cameron.

Item N	Case N lumber <u>Ty</u>		<u>Description</u>	Location (Ald. District)
35	221 Dimensional Varian Deni	ce Professional/ Hosp	•	6214 S. 13th St. (13th)
		•	& Wm. D. Krueger	Ayes: 3
		Request to constru	act an 80' high on-premise sign.	H. Szymanski G. Cameron C. Doyle
				Nays: 0
				Abstain: 2 C. Zetley S. Winkler

Board member Henry P. Szymanski moved to deny the appeal. Seconded by Georgia M. Cameron.

36	22196	Penske Truck Leasing, Lessee	1414 W. Giuffre Ct.
	Dimensional Variance	By: Tom Reynolds, Jones Sign Co., Agent	(13th)
	Denied		
		Request to construct an on-site pylon type pole	Ayes: 3
		sign; double faced, exceeding height limit	S. Winkler
		(proposed height - 60'0").	H. Szymanski
			G. Cameron
			Nays: 1
			C. Doyle
			Abstain: 1
			C. Zetley

Board member Scott R. Winkler moved to grant the appeal. Seconded by Henry P. Szymanski. The motion failed to gather the four necessary votes to grant the variance and the application was therefore denied.

Item Number	Case No. <u>Type</u>	<u>Description</u>	Location (Ald. District)
37	22164	PJ's Blue Chipper, Property Owner & Lessee	4014-24 S. Howell Ave.
	Special Use Granted 5 yrs.	By: Peter J. Lentscher	(13th)
	J	Request to continue occupying the premises as a tavern with a volley ball court.	Ayes: 4
		,	Nays: 0
			Abstain: 1 C. Zetley

Scott R. Winkler moved to grant the appeal. Seconded by Henry P. Szymanski.

- 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
- 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
- 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
- 4. That the petitioner applies for a Special Privelege within thirty (30) days to allow the wooden deck to continue occupying the S. Howell Ave. right-of-way.
- 5. That all conditions of Decision No. 20817 are complied with in every respect except as otherwise amended herein.
- 6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.

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Scott R. Winkler moved to grant the variance. Seconded by Henry P. Szymanski.

Conditions as recorded below and in the decision of the Board:

- 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
- 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
- 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
- 4. That site illumination be controlled to prevent glare onto adjacent streets and residences.
- 5. That this Special Use is granted to run with the land.

Adjourned Request to occupy the church basement as a day care center for approximately 40 children, infant to 10 years, Monday through Friday, from 6:00 a.m. to 12:00 a.m. Abstain: 1 C. Zetley	39	22190 Special Use	Covenant Child Care Christian Center, Lessee By: Bobby Armon	5900 W. Center St. (2nd)
care center for approximately 40 children, infant to 10 years, Monday through Friday, from 6:00 Nays: 0 a.m. to 12:00 a.m. Abstain: 1		Adjourned		
a.m. to 12:00 a.m. Abstain: 1			1 13	Ayes: 4
				Nays: 0
C. Zetley				Abstain: 1
				C. Zetley

Board member Henry P. Szymanski moved to adjourn the appeal at the request of the petitioner. Seconded by Donald Jackson.

Item Number	Case No. <u>Type</u>	<u>Description</u>	Location (Ald. District)
40	22215	Aldridge, Inc., Lessee	2935 N. Oakland Ave.
	Special Use	By: Thomas L. Aldridge	(3rd)
	Granted 10 yrs.		
		Request to occupy the premises as a Type "A" restaurant.	Ayes: 4
			Nays: 0
			Abstain: 1 C. Zetley
			ř

Conditions as recorded below and in the decision of the Board:

- 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
- 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
- 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
- 4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.

41	22253 Variance	The Milwaukee Public Museum, Property Owner	800 W. Wells St. (4th)
	Granted	Request to construct an addition to the existing premises without the required front setback.	Ayes: 4
			Nays: 0
			Abstain: 1

Board member Henry P. Szymanski moved to grant the appeal. Seconded by Catherine M. Doyle.

- 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
- 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
- 3. That the petitioner build in accordance with plans as submitted to the Board.
- 4. That this Variance is granted to run with the land.

Case No. <u>Item Number</u> <u>Type</u>	Description	Location (Ald. District)
42 22008 Special Use/Variance	Mark Schiller, Property Owner d/b/a SG Properties, LLC	841 N. 19th St. (4th)
Granted 10 yrs.	Request to occupy the premises as a rooming house for no more than eight individuals.	Ayes: 4
	nouse for no more than eight individuals.	Nays: 0
		Abstain: 1 C. Zetley

Henry P. Szymanski moved to grant the appeal. Seconded by Donald Jackson.

- 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
- 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
- 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
- 4. That the remote parking lot referenced in the plan of operation is paved as required by City Ordinance.
- 5. That buffer is installed between the parking lot and the sidewalk on N. 20th St. to preclude vehicles from encroaching into the sidewalk area.
- 6. That parking stalls identified on the site plan are delineated with permanent pavement markings.
- 7. That a paved walkway is provided between the premises and the remote parking lot.
- 8. That all on-site surface water drainage shall be intercepted on-site and conveyed to a storm sewer.
- 9. No occupancy permit shall be issued until all of the conditions listed above have been complied with.
- 10. That rooming house residency is limited to Marquette University students.
- 11. That this Special Use and Variance is granted for a period of ten (10) years, commencing with the date hereof.

Item Number	Case No. <u>Type</u>	<u>Description</u>	Location (Ald. District)
43	22012	Mark Schiller, Property Owner	1902-1904 W. Kilbourn Ave.
	Use/Variance Granted 10 yrs.	d/b/a SG Properties, LLC	(4th)
	•	Request to occupy the premises as a rooming house for no more than twelve individuals.	Ayes: 4
			Nays: 0
			Abstain: 1 C. Zetley
			C. Zettey

Henry P. Szymanski moved to grant the appeal. Seconded by Donald Jackson.

Conditions as recorded below and in the decision of the Board:

- 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
- 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
- 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
- 4. That no parking is to occur on any unpaved surface on this, or adjoining parcels.
- 5. That garbage dumpsters are to be removed from the public-right-of-way.
- 6. That on-site parking identified in the plan of operation is to be constructed within 6 months.
- 7. That rooming house residency is limited to Marquette University students.
- 8. That this Special Use and Variance is granted for a period of ten (10) years, commencing with the date hereof.

44	22097 Special Use Adjourned	Milwaukee County Department of Public Works, Property Owner By: Gary Mick	601-623 W. State St. a/k/a 929 N. 6th St. (4th)
	3		Ayes: 4
		Request to occupy the premises as a parking lot.	Nays: 0
			Abstain: 1
			C. Zetley

Board member Catherine M. Doyle moved to adjourn the appeal. Seconded by Donald Jackson.

Item Number	Case No. <u>Type</u>	<u>Description</u>	Location (Ald. District)
	22115 onal Variance ranted 10 yrs.	Eller Media Co., Property Owner By: Dan Pomeroy	2455 W. Clybourn St. (4th)
Gi	anted 10 yrs.	Request to relocate a single-faced roof mounted off-premise sign (billboard) and construct a new,	Ayes: 4
		double-faced ground mounted, 40 ft. high off-premise sign.	Nays: 0
			Abstain: 1 C. Zetley

Board member Catherine M. Doyle moved to grant the appeal. Seconded by Georgia M. Cameron.

- 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
- 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
- 3. That the petitioner build in accordance with plans as submitted to the Board.
- 4. That these Variances are granted for a period of ten (10) years, commencing with the date hereof.

Item Number	Case No. <u>Type</u>	<u>Description</u>	Location (Ald. District)
46	22227 Special Use Granted 10 yrs.	Linda Washington, Prospective Buyer d/b/a Lovely Linda's Day Care	3106 W. Vliet (4th)
	.		Ayes: 4
		Request to occupy the premises as a day care	
		center for 40 children, ages 6 weeks to 12 years, open 7 a.m. to 11:30 p.m.	Nays: 0
			Abstain: 1 C. Zetley

Board member Scott R. Winkler moved to grant the appeal. Seconded by Catherine M. Doyle.

- 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
- 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
- 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
- 4. That signage be limited to a maximum of 50 sq. ft.
- 5. That the storefront windows are maintained in a neat and attractive manner.
- 6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.

Item Number	ase No. <u>Type</u>	<u>Description</u>	Location (Ald. District)
47		Wisconsin Correctional Service, Lessee	2105 N. Booth St.
Special Use/ Gratne		d/b/a The Joshua Glover Center By: Christopher D. Roberts	(6th)
	т	CDDF (Ayes: 4
		Request to occupy the premises as a CBRF for	Name 0
	2	28 persons.	Nays: 0
			Abstain: 1
			C. Zetley

Scott R. Winkler moved to grant the appeal. Seconded by Catherine M. Doyle.

- 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
- 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
- 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
- 4. That all conditions of Decision No. 19257 are complied with in every respect except as otherwise amended herein.
- 5. That this Special Use and Variance is granted for a period of ten (10) years, commencing with the date hereof.

Item Number	Case No. <u>Type</u>	<u>Description</u>	Location (Ald. District)
48	22150 Use Variance	All Peoples Gathering Lutheran Church, Prospective Buyer	2576 N. 2nd St. (6th)
	Granted 10 yrs.	By: Greg Van Dunk	
			Ayes: 4
		Request to occupy the premises across the street	
		from the church as a parking lot for the the church.	Nays: 0
			Abstain: 1
			C. Zetley

Board member Catherine M. Doyle moved to grant the appeal. Seconded by Georgia M. Cameron.

- 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
- 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
- 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
- 4. That permanent pavement markings are installed on site to delineate parking stalls and the one-way traffic operation.
- 5. That all landscaping material installed in the planting triangles at the northeast and northwest corners is maintained in conformance with the City's vision setback ordinance.
- 6. That this Variance is granted for a period of ten (10) years, commencing with the date hereof.

Item Number	Case No. <u>Type</u>	<u>Description</u>	Location (Ald. District)
49	22187 Special Use Granted 10 yrs.	Bethlehem Temple By: H. Kosarzycki, Agent	222 E. Center St. (6th)
	,	Request to occupy the subject premises as a church.	Ayes: 4
		church.	Nays: 0
			Abstain: 1 C. Zetley

Board member Scott R. Winkler moved to grant the appeal. Seconded by Georgia M. Cameron.

Conditions as recorded below and in the decision of the Board:

- 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
- 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
- 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
- 4. That all alley access to the site is eliminated.
- 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.

50	22203	C & E Williams Family Child-Care, Property	2835-37 N. 35th St.
	Use Variance	Owner	(7th)
	Adjourned	By: Eddie M. Rutledge	
			Ayes:
		Request to occupy the premises as a day care	
		center for approximately 35-50 children, ages 6 weeks to 12 years, from 6:30 a.m. to 6:30 p.m.	Nays:
		•	Abstain:

This item was adjourned at the request of the Alderman and will be rescheduled for the next available hearing date.

Item Number	Case No. <u>Type</u>	<u>Description</u>	Location (Ald. District)
51	22138	Firstar	2322 W. Oak St.
	Special Use	c/o Torke Wirth Pujara, Lessee	(7th)
	Granted 10 yrs.	By: Steve Peterman, Agent	
			Ayes: 4
		Request to install an ATM with one drive lane on	
		parking lot of food store (Lena's).	Nays: 0
			Abstain: 1
			C. Zetley

Scott R. Winkler moved to grant the appeal. Seconded by Donald Jackson.

- 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
- 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
- 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
- 4. That site illumination be controlled to prevent glare onto adjacent streets and residences.
- 5. That the appellant must work with the Department of City Development staff to develop an acceptable landscaping treatment along W. Fond du Lac. Ave.
- 6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.

Item Number	Case No. <u>Type</u>	<u>Description</u>	Location (Ald. District)
52	22174 Special Use Granted 10 yrs.	William Delgado, Lessee	1554 W. Lincoln Ave. a/k/a 1550-56 W. Lincoln Ave. (8th)
		Request to occupy the premises as a video game center.	Ayes: 4
			Nays: 0
			Abstain: 1 C. Zetley

Scott R. Winkler moved to grant the appeal. Seconded by Donald Jackson.

Conditions as recorded below and in the decision of the Board:

- 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.
- 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.
- 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.
- 4. The illegal security gates must be removed.
- 5. That the storefront windows are restored to clear glass and are maintained in a neat and attractive manner.
- 6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.

Other Business:

Board member Scott R. Winkler moved to approve the minutes of the April 15, 1999 meeting. Seconded by Board member Henry P. Szymanski. Unanimously approved.

The Board set the next meeting for May 27, 1999.

Board member Catherine M. Doyle moved to adjourn the meeting at 4:31 PM. Seconded by Board member Donald Jackson. Unanimously approved.

BOARD OF ZONING APPEALS

By		
Secretary		